

## State Water Resources Control Board

### UST CASE CLOSURE SUMMARY

#### Agency Information

Current Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A
Former Agency Name: Los Angeles County Department of Public Works (Prior to 7/25/2013)	Address: 900 South Fremont Avenue Alhambra, CA 91803
Former Agency Caseworker: Mr. Alberto Grajeda	Case No.: 031323-050214

#### Case Information

USTCF Claim No.: None	Global ID: T0603710716
Site Name: First Industrial L.P.	Site Address: 18291 South Santa Fe Avenue Rancho Dominguez, CA 90220 (Site)
Responsible Party: First Industrial Investment, Inc. Attention: Mr. Steven Murray	Address: 18291 South Santa Fe Avenue Rancho Dominguez, CA 90220-5518
USTCF Expenditures to Date: N/A	Number of Years Case Open: 6

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603710716](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603710716)

#### Summary

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy.

The release at the Site was discovered in September 2007, when a 2,000-gallon, single-walled steel waste-oil underground storage tank (UST) was discovered and removed during grading and earthwork activities in the southwest corner of the Site. Visually impacted soil was overexcavated and disposed off-Site. The post-remediation soil samples collected indicated that low concentrations of petroleum constituents were present beneath the former UST. The excavation was backfilled with clean fill material. An additional investigation was performed in August 2010. One boring was advanced to 37 feet below ground surface (bgs). Low levels of petroleum constituents were detected in one sample at 17 feet bgs.

First Industrial L.P.  
18291 South Santa Fe Avenue, Rancho Dominguez, Los Angeles County

The depth to groundwater was approximately 45 feet bgs. The nearest public supply well is greater than 250 feet from the Site. The nearest surface water body, Compton Creek, is less than 250 feet from the Site. Additional corrective action will not likely change the conceptual site model. Any remaining petroleum constituents do not pose significant risk to human health, safety, or the environment.

### Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There are not sufficient mobile constituents (leachate, vapors, or light non-aqueous phase liquids) to cause groundwater to exceed the groundwater criteria in the Policy.
- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **CRITERION 2 (a), Scenario 3**. The depth to water is greater than 5 feet bgs, Total Petroleum Hydrocarbons in soil within the upper 5 feet bgs is less than 100 milligrams per kilogram, and benzene in groundwater is less than 100 micrograms per liter.
- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION 3 (a)**. Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy. Although poly-aromatic hydrocarbons and naphthalene were not analyzed, there does not appear to be a significant release that would result in concentrations in the soil exceeding concentrations listed in Table 1.

### Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment, and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control, and the applicable water quality control plan, and case closure is recommended.



George Lockwood, PE No. 59556  
Senior Water Resource Control Engineer

3/24/14

Date

